

AFTER RECORDING RETURN TO:  
**PERYEA SILVER TAYLOR**  
1200 Fifth Avenue, Suite 1550  
Seattle, WA 98101-3146

**CONFORMED COPY**

**20230712000479**

AMENDMENT TO DECLARATION OF CONDO  
7/12/2023 2:15 PM  
KING COUNTY, WA

Rec: \$207.50

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, AND EASEMENTS FOR DIAMOND RIDGE ESTATES  
("dba WASHINGTON NATIONAL ESTATES")**

GRANTOR:	DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION, a Washington non-profit corporation
GRANTEE:	DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION, a Washington non-profit corporation; DIAMOND RIDGE ESTATES; THE GENERAL PUBLIC
ABBREVIATED LEGAL DESCRIPTION:	LOTS A THROUGH Y, TRACTS 1-7, BLA L97L0087; TRACTS FD-1 THROUGH FD-6, GR-1 THROUGH GR-3, RA-1 AND RASD-1 OF DIAMOND RIDGE ESTATES DIVISION I, RECORDED IN VOLUME 195, PAGE 84, RECORDS OF KING COUNTY, WASHINGTON
TAX PARCEL NOS.:	202576-0010 through 0420 (Division I) 202577-0430 through 0990 (Division II)
REFERENCES NOS. OF RELATED DOCUMENTS:	20001109000392; 20001010000448; 20020416001599; 20030617001801; 20040623001695; 20070301002456; 20090225001229

DEPARTMENT OF ASSESSMENTS  
Examined and approved this 12<sup>th</sup> day of

July, 2023

John Wilson  
Assessor

Karen Perry  
Deputy Assessor

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, AND EASEMENTS FOR DIAMOND RIDGE ESTATES  
(dba "WASHINGTON NATIONAL ESTATES")**

**RECITALS**

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, and Easements for Diamond Ridge Estates ("Declaration") was recorded in the real property records of King County at Recorder's No. 20001109000392 and the Plat Map was recorded under King County Recorder's No. 20001010000448; and

WHEREAS, the Declaration has been amended three (3) times by instruments recorded under King County Recorder's Nos. 20020416001599, 20040623001695, and 20070301002456; and

WHEREAS, Section 11.1 of the Declaration provides that the Declaration may be amended by the prior approval of a vote of the Owners having sixty percent (60%) of the total outstanding votes in the Association; and

WHEREAS, consistent with the requirements of Section 11.1, the Board of Directors ("Board") of the Diamond Ridge Estates Homeowners Association dba Washington National Estates ("Association") approved this Amendment and submitted it to the Owners for approval; and

WHEREAS, not less than sixty percent (60%) of the Owners voted to approve this Amendment; and

WHEREAS, the Board believes the Amendment herein is in the best interests of the Association.

NOW THEREFORE, the undersigned officer(s) of the Association certifies and attests that the Declaration has been amended in the following particulars:

**AMENDMENT**

[Where indicated, ~~single-strikethrough~~ indicates deletions, double-underline indicates insertions]

**A. The following Section is hereby added to Declaration Article 1, Definitions:**

**Section 1.27 " Dwelling Unit" shall mean and refer to any portion of a structure situated upon a Lot and designed and intended for use and occupancy as a single family residence.**

**B. The following Section is hereby added to Declaration Section 5.2, Approval of Building or Clearing Plans Required:**

5.2.10 One Dwelling Unit on Lot. Only one (1) Dwelling Unit shall be erected, constructed, maintained or permitted on a Lot. This restriction is intended to prevent (i) the construction of more than one (1) Dwelling Unit on a Lot, or (ii) the conversion or alteration of existing structures on a Lot to multiple Dwelling Units or attached or detached accessory Dwelling Units. This section intends to clarify that the limit on the number of Dwelling Units on a Lot in Diamond Ridge Estates is one (1) Dwelling Unit per existing Lot.

**C. This Amendment to the Declaration shall take effect upon recording. The terms of this Amendment to the Declaration shall control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws of the Association. Except as amended by this instrument, the Declaration shall remain in full force and effect.**

*[The remainder of this page intentionally blank. Signature(s) on following page(s).]*

Dated this 10<sup>th</sup> day of July, 2023.

**DIAMOND RIDGE ESTATES HOMEOWNERS  
ASSOCIATION**

By: Reme Desmond Mayo  
Print name: Reme Desmond MAYO  
Its: President

STATE OF WASHINGTON            )  
  )ss.  
COUNTY OF KING                )

I certify that I know or have satisfactory evidence that Reme Desmond Mayo is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Notary Public (officer) of Diamond Ridge Estates Homeowners Association and as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 10 day of July, 2023.



B.A. Oyler  
Notary Public in and for the State of Washington.  
My Appointment expires 6/13/2027  
Print/type name Brittany Ann Oyler